

PLANNING BOARD MEMBERS

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PLANNING BOARD OFFICE TOWN OF SOUTHOLD

PUBLIC MEETING MINUTES

September 12, 2016
6:00 p.m.

Present were: James H. Rich III, Vice Chairman
Martin Sidor, Member
William Cremers, Member
Pierce Rafferty, Member
Heather Lanza, Planning Director
Mark Terry, Principal Planner
Brian Cummings, Planner
Alyxandra Sabatino, Planner
Jessica Michaelis, Clerk Typist

SETTING OF THE NEXT PLANNING BOARD MEETING

Vice-Chairman Rich: Good evening ladies and gentlemen and welcome to the regularly scheduled meeting of the Southold Town Planning Board of September 12, 2016. The first order of business is for the Board to set Monday, **October 3, 2016 at 6:00 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

William Cremers: So moved.

Martin Sidor: Second.

Vice-Chairman Rich: Motion made by Bill, seconded by Martin. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

SUBDIVISIONS

Final Plat Extensions:

Vice-Chairman Rich: Roy Reeve & Raymond Nine - This proposed Lot Line Change will transfer 0.21 acres from SCTM#1000-114-11-22.2 to SCTM#1000-114-11-9.6. SCTM#1000-114-11-9.6 will increase from 0.83 acres to 1.04 acres; SCTM#1000-114-11-22.2 will decrease from 1.10 acres to 0.89 in the HB and R-40 Zoning Districts. The properties are located at 13400 NYS Route 25 & 855 New Suffolk Avenue, approximately 478' east of Love Lane, in Mattituck.

Pierce Rafferty: Mr. Vice-Chairman, I offer the following:

WHEREAS, this proposed Lot Line Change will transfer 0.21 acres from SCTM#1000-114-11-22.2 to SCTM#1000-114-11-9.6. SCTM#1000-114-11-9.6 will increase from 0.83 acres to 1.04 acres; SCTM#1000-114-11-22.2 will decrease from 1.10 acres to 0.89 in the HB and R-40 Zoning Districts; and

WHEREAS, on July 11, 2016, the Southold Town Planning Board granted Final Approval with Conditions on the maps entitled "Boundary Line Alteration Situate Mattituck", prepared by John C. Ehlers, Land Surveyor, dated November 1, 2014; and

WHEREAS, a copy of the recorded deeds must be submitted to the Southold Town Planning Department within 62 days of the date of Final Approval, or such approval shall expire and be null and void; and

WHEREAS, on August 30, 2016, the agent submitted a request for a 30 day extension to allow adequate time for the property owners to close on the property transfer; and

WHEREAS, on September 11, 2016, the approval expired; be it therefore

RESOLVED, that the Southold Town Planning Board **grants an Extension of Final Approval through November 11, 2016** on the maps entitled "Boundary Line Alteration Situate Mattituck", prepared by John C. Ehlers, Land Surveyor, dated November 1, 2014.

William Cremers: Second.

Vice-Chairman Rich: Motion made by Pierce, seconded by Bill. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

Extension of Time to Render Preliminary Plat Determinations/ SEQRA Lead Agency:

Vice-Chairman Rich: Harold R. Reeve & Sons, Inc. - This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lot 1 equals 1 acre inclusive of 0.06 acres of unbuildable land, Lot 2 equals 1 acre inclusive of 0.05 acres of unbuildable land, Lot 3 equals 1 acre inclusive of 0.04 acres of unbuildable land located in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and B Zoning Districts. A 0.3 acre proposed private road, Creek View Lane, is located on the northeast side of the subdivision off of Wickham Avenue. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District. The property is located at 1605 Wickham Avenue, on the n/s/o County Road 48, approximately 190' w/o Wickham Avenue, in Mattituck. SCTM#1000-140-1-6

Martin Sidor:

WHEREAS, this proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lot 1 equals 1 acre inclusive of 0.1 acres of unbuildable land, Lot 2 equals 1 acre inclusive of 0.1 acres of unbuildable land, Lot 3 equals 1 acre inclusive of 0.04 acres of unbuildable land located in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and B Zoning Districts. A 0.3 acre proposed private road, Creek View Lane, is located on the northeast side of the subdivision off of Wickham Avenue. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District; and

WHEREAS, the Planning Board, pursuant to the Southold Town Code, has 62 days to render a Preliminary Plat Determination after the Preliminary Plat Public Hearing is closed; and

WHEREAS, the Southold Town Planning Board and the applicant have mutually agreed to extend the timeframe to render a Preliminary Plat Determination from August 17, 2016 to December 17, 2016; and

WHEREAS, the Planning Board performed a coordinated review of this Unlisted Action pursuant to 6 NYCRR Part 617, Section 617.7 of the State Environmental Quality Review Act (SEQRA); be it therefore

RESOLVED, that the timeframe to render a Preliminary Plat Determination has been mutually extended from August 17, 2016 to December 17, 2016.

William Cremers: Second.

Vice-Chairman Rich: Motion made by Martin, seconded by Bill. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

Martin Sidor: And be it further

RESOLVED, that the Southold Town Planning Board hereby **declares Lead Agency status** for the SEQRA review of this Unlisted Action.

William Cremers: Second.

Vice-Chairman Rich: Motion made by Martin, seconded by Bill. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

Park & Playground Finding:

Vice-Chairman Rich: The Estates at Royalton - This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road. The property is located at 55 Cox Neck Road, approximately 490 feet north of Sound Avenue, Mattituck. SCTM#1000-113-7-19.23

William Cremers:

WHEREAS, this proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equals 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road; and

WHEREAS, as a result of this subdivision, new residential lots will be created where new residents will likely inhabit, creating an increased demand for recreational facilities in the Town. These factors present a proper case for requiring a park suitably located for recreational purposes; and

WHEREAS, the size of the parcel is 36.9 acres and has an existing single family residence and agricultural structures located on the northwest side of the property. Suitable land does not exist within the proposed subdivision to accommodate a public park, playground or other recreation use due to the design of the subdivision. The

subdivision is proposing 11 residential lots 1 agricultural lot and an open space lot with extensive trails for private equestrian use; and

WHEREAS, the Southold Town Code establishes a fee to be paid in lieu of providing a park within the subdivision; the required fee is \$7,000.00 per new lot created; be it therefore

RESOLVED, that the Planning Board, as described above, hereby finds that the proposed subdivision plat presents a proper case for requiring a park suitably located for recreational purposes, but that a suitable park cannot be properly located on such subdivision plat, and that the Planning Board will require \$77,000.00 in lieu thereof, pursuant to 240-53 G of the Southold Town Code.

Martin Sidor: Second.

Vice-Chairman Rich: Motion made by Bill, seconded by Martin. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

SITE PLANS

Determinations:

Vice-Chairman Rich: Olde Colonial Place LLC. - This Site Plan Application is to demolish an existing 2-½ story dwelling and construct a 60' x 93' (5,580 sq. ft.) multi-use 5-unit commercial building (no basement) and 21 parking stalls on 0.5 acres in the Hamlet Business Zoning District. The property is located at 615 Pike Street, ±180' n/e/o Love Lane & Pike Street, Mattituck. SCTM#1000-140-2-21

Martin Sidor:

WHEREAS, this revised Site Plan Application is to demolish an existing 2½ story dwelling and construct a 50' x 90' (4,500 sq. ft.) multi-use 4-unit commercial building (no basement) and 23 parking stalls on 0.5 acres in the Hamlet Business Zoning District, Mattituck; and

WHEREAS, the original Site Plan Application, submitted on February 5, 2015, was to construct a 60' x 93' (5,580 sq. ft.) multi-use 5-unit commercial building (no basement) and 21 parking stalls; and

WHEREAS, on February 23, 2015, the Planning Board reviewed the application at a Work Session and determined it to be incomplete; and

WHEREAS, on March 4, 2015, Alex Gimpleman, agent, submitted information to the Planning Board for review; and

WHEREAS, at their Work Session on March 9, 2015, the Planning Board reviewed the information submitted and accepted the application as complete for review; and

WHEREAS, on March 16, 2015, the Planning Board, pursuant to Southold Town Code §280-131 C., distributed the application to the required agencies for their comments; and

WHEREAS, on March 26, 2015, Edward Broidy, owner, submitted nine (9) revised Site Plans which removed one of two proposed restaurants on site, and included a realignment of the parking area and a decrease in the front yard from 25' to 15'; and

WHEREAS, the revisions submitted on March 26, 2015 were not required or requested by the Planning Board or any other Town agency; and

WHEREAS, on April 6, 2015, the Southold Town Planning Board, pursuant to State Environmental Quality Review Act (SEQRA) 6 NYCRR, Part 617, determined that the proposed action is an Unlisted Action; and

WHEREAS, on April 6, 2015, a public hearing was held and the Planning Board heard comments from the public regarding the proposed project including, but not limited to, concerns about inadequate parking on site and the lack of available municipal parking, building size, design and appearance inconsistent with Mattituck community character, and traffic impacts; and

WHEREAS, on April 23, 2015, the Architectural Review Committee (ARC) reviewed the proposed submission and tabled the application due to insufficient plans, lack of detail and inconsistent building elevations; and

WHEREAS, on April 30, 2015, the ARC provided comments and recommendations to the Planning Board; and

WHEREAS, on May 4, 2015, at a Work Session, the Planning Board reviewed the ARC minutes issued April 23, 2015 and supported the recommendations as issued; and

WHEREAS, on May 8, 2015, the Planning Board formalized the ARC's requirements in a letter to the applicant informing that once all of the items required have been submitted, that the materials would be referred to the ARC to be reviewed and scheduled at their next available meeting; and

WHEREAS, on May 12, 2015, Edward Broidy, owner, submitted materials to the Planning Department for review by the ARC; and

WHEREAS, on May 15, 2015, the Planning Board sent a letter to the applicant stating that the information submitted on May 12, 2015 did not reflect the requirements made by the Planning Board in their May 8, 2015 letter, and that no further review of the application would take place until those requirements were met to the Planning Board's and, by recommendation, the ARC's satisfaction; and

WHEREAS, on May 18, 2015, Edward Broidy, owner, submitted additional information to the Planning Department for the ARC; and

WHEREAS, on May 18, 2015, the Planning Board referred the information to the ARC for review; and

WHEREAS, on May 21, 2015, the ARC reviewed the submitted materials at their regularly scheduled Work Session; and

WHEREAS, on June 9, 2015, the ARC provided comments to the Planning Board regarding the subject application and submitted materials and recommended numerous revisions to the Site Plan and building elevations; and

WHEREAS, on June 12, 2015, the Planning Board issued a letter (sent via regular mail and also by fax) to the applicant supporting all recommendations made by the ARC and stating that no further review of the application would take place until all required revisions to the plans were made to the Planning Board's and, by recommendation, the ARC's, satisfaction; and

WHEREAS, on July 9, 2015, Edward Broidy, owner, submitted revised materials with regard to the July 12, 2015 Planning Board letter, and on July 17, 2015, the Planning Board referred those materials to the ARC for review; and

WHEREAS, on July 23, 2015, the ARC reviewed the revised materials at their regularly scheduled Work Session and, on August 11, 2015, provided written recommendations to the Planning Board. In their recommendations, they notified the Planning Board that the applicant had still not provided a Lighting Plan and continued to refuse to provide all the information required; and

WHEREAS, on August 11, 2015, the ARC provided written recommendations to the Planning Board regarding their July 23rd review of the submitted materials. In their review, they identified several points where the applicant ignored the Planning Board's directive to work with the ARC, including that no Photometric Plan had yet been submitted, the building elevations remained inconsistent with the Site Plan, and awnings had not been added to the plan. They identified several missing elements and deficiencies that carried through from their last review and inconsistencies in the information submitted. The ARC tabled the application for the third time due to the lack of information provided; and

WHEREAS, on August 24, 2015, the Planning Board issued a letter (sent via regular mail and also by fax) to the applicant supporting all recommendations made by the ARC and stating that no further review of the application would take place until all requirements were made to the Planning Board's and, by recommendation, the ARC's, satisfaction; and

WHEREAS, on September 14, 2015, Edward Broidy, owner, submitted three (3) revised Site Plans and supplemental materials, as well as a letter, dated September 9, 2015, in answer to the August 24, 2015 Planning Board letter; and

WHEREAS, at their Work Session on October 19, 2015, the Planning Board reviewed the application including comments from the public hearing, outside agencies and Staff. The application reviewed consisted of a larger building than the current Site Plan and included the following: construction of a 60' x 93' (5,580 sq. ft.) multi-use 5-unit commercial building (no basement) and 21 parking stalls where 35 were required. The Board found that the plan submitted did not conform to all requirements of the Town Code, explicitly, §280-78 for off-street parking and the Bulk Schedule for Business, Office and Industrial Districts for minimum landscape coverage. The applicant requested that the Planning Board reduce the parking requirements because there was municipal parking within 300 feet. The Board reviewed the clause in §280-78 A, Off-Street Parking Areas, that permits all or a portion of the off-street parking requirements to be waived if municipal parking facilities within 300 feet of the proposed use will adequately serve its parking needs. They found that the municipal parking could not be used to satisfy the parking requirements for the proposed new building because the municipal parking was oversubscribed. This finding was based on their parking assessment of Mattituck Hamlet Center completed in August, 2015. The Board issued a follow-up letter from this Work Session to the applicant on October 21, 2015, explaining in detail the several revisions required, including that the off-street parking requirement must be met; and

WHEREAS, on January 12, 2016, Edward Broidy, owner, submitted a conceptual drawing and conceptual sketch on 11" x 17" paper to the Planning Department. Due to its size and lack of detail, this plan could not be reviewed, however, it is noted that the building location in the concept drawing was revised to be located 15 feet from the property line instead of 25 feet; and

WHEREAS, on March 3, 2016, the Planning Board issued a letter notifying the applicant that the Board had not yet received revised full-size detailed plans with the revisions required in their October 21, 2015 letter. They also denied the applicant's request to locate the building with a 15' front yard setback. The Planning Board strongly encouraged the applicant to move the building back to a 25' front yard setback (as originally proposed) which would minimize visual discord with respect to the other seven buildings existing on that side of Pike Street which are all at least 25 feet from the front property line; and

WHEREAS, on March 8, 2016, Planning Department Staff spoke to the owner on the telephone in response to a request from the applicant to meet with the Planning Board and Staff. Staff advised the applicant that they would not be able to meet until a formal submission was made that included all requirements specified in the October 21, 2015 and March 3, 2016 Planning Board letters; and

WHEREAS, on March 14, 2016, Edward Broidy, owner, submitted one 11" x 17" concept plan showing the proposed building with a 15' front yard setback; and

WHEREAS, on April 26, 2016, the Planning Board issued a letter (sent by regular mail and fax) notifying the applicant that the March 14, 2016 submission of one (1) 11" x 17" sketch was not of sufficient size to be reviewed for compliance, and that once full-size revised plans are received that have addressed the issues raised in the Planning Board's March 3, 2016 and October 21, 2015 letters, the application would be scheduled for the next available Planning Board Work Session; and

WHEREAS, on May 23, 2016, Edward Broidy, owner, submitted four (4) full-size revised Site Plans showing a reduced building size with two different proposals for interior uses according to the provided parking calculations labeled “as per Planning Board” and “as per Applicant”; and

WHEREAS, on June 15, 2016, Staff contacted the owner (via telephone) to inform him that the Site Plan as submitted could not be accepted because it contained two parking calculation scenarios, where only one is allowed, and that the parking notation “as per Planning Board” must be removed being that parking requirements are pursuant to §280-78 of the Town Code; and

WHEREAS, on July 12, 2016, Staff contacted the applicant’s agent (via email), providing notification that a response with regard to the May 23, 2016 submission had not yet been received by the Planning Department and for the applicant to submit full-size plans showing a single parking proposal and including the requirements and information required in previous letters; and

WHEREAS, on August 16, 2016, the applicant submitted a revised Site Plan that did not meet the required off-street parking pursuant to the Town Code (as referenced above), despite the written requirements of the Planning Board in their letters to the applicant, dated October 21, 2015, March 3, 2016, and April 26, 2016, that indicate that the application must meet the off-street parking requirements; and

WHEREAS, due to the potentially significant changes to the Site Plan that may result from the requirement to meet the off-street parking requirements, the review process for the other elements of the Site Plan required by the Town Code and the Planning Board in their earlier letters, could not be completed; and

WHEREAS, on September 12, 2016, the Planning Board reconfirmed their finding from October 19, 2015 that all required parking must be provided on site because a finding cannot be made that there is adequate municipal parking within 300’ to serve the proposed uses; be it therefore

RESOLVED, that the Southold Town Planning Board hereby **denies, without prejudice, the Site Plan Map** entitled “Olde Colonial Place LLC” prepared by Walter M. Dunn, Jr., P.E., dated August 9, 2016.

William Cremers: Second.

Vice-Chairman Rich: Motion made by Martin, seconded by Bill. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

Set Hearings/ SEQRA Type Classifications:

Vice-Chairman Rich: E. Lopez Nursery - This Site Plan is for the proposed outdoor retail and wholesale sale of nursery products with an 8' x 10' (80 sq. ft.) sales office and 10 parking stalls on 1.48 acres in the Limited Business Zoning District. The property is located at 36660 NYS Route 25, 270' s/w/o Skunk Lane & NYS Route 25, Cutchogue. SCTM#1000-97-3-3.1

Pierce Rafferty: Mr. Vice-Chairman, I offer the following:

WHEREAS, this proposed Site Plan is for the proposed outdoor retail and wholesale sale of nursery products with an 8' x 10' (80 sq. ft.) sales office and 10 parking stalls on 1.48 acres in the Limited Business Zoning District, Cutchogue; and

WHEREAS, the Southold Town Planning Board, pursuant to State Environmental Quality Review Act (SEQRA) 6 NYCRR, Part 617.5 (c), has determined that the proposed action is a Type II Action as it falls within the following description for 6 NYCRR, Part 617.5(c)(7) construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a Use Variance and consistent with local land use controls, but not radio communication or microwave transmission facilities; be it therefore

RESOLVED, that the Southold Town Planning Board has determined that this proposed action is a **Type II Action** under SEQRA as described above.

William Cremers: Second.

Vice-Chairman Rich: Motion made by Pierce, seconded by Bill. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

Pierce Rafferty: And be it further

RESOLVED, that the Southold Town Planning Board sets **Monday, October 3, 2016 at 6:01 p.m. for a Public Hearing** regarding the Site Plan for SCTM#1000-97.-3-3.1, prepared by Robert O. Barratt, dated received by the Planning Board on July 22, 2016 and last revised July 22, 2016.

William Cremers: Second.

Vice-Chairman Rich: Motion made by Pierce, seconded by Bill. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

Vice-Chairman Rich: Ackermann Agricultural Barn - This Amended Site Plan is for the proposed construction of a 7,142 sq. ft. agricultural storage barn on Southold Town Development Rights land; 22.8 acres in the A-C Zoning District. The property is located at 1350 Alvahs Lane, ±1175' n/w/o NYS Rt. 25 & Alvahs Lane, Cutchogue. SCTM#1000-102-4-6.1

Martin Sidor:

WHEREAS, this Amended Site Plan is for the proposed construction of a 7,142 sq. ft. agricultural storage barn on Southold Town Development Rights land; 22.8 acres in the A-C Zoning District, Cutchogue; and

WHEREAS, the Southold Town Planning Board, pursuant to State Environmental Quality Review Act (SEQRA) 6 NYCRR, Part 617.5 (c), determined that the proposed action is a Type II Action as it falls within the following description for 6 NYCRR, Part 617.5(c)(3) agricultural farm management practices, including construction, maintenance and repair of farm buildings and structures, and land use changes consistent with generally accepted principles of farming. The action is for the construction of a 7,142 sq. ft. building for agricultural equipment storage; be it therefore

RESOLVED, that the Southold Town Planning Board has determined that this proposed action is a **Type II Action** under SEQRA as described above.

William Cremers: Second.

Vice-Chairman Rich: Motion made by Martin, seconded by Bill. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

Martin Sidor: And be it further

RESOLVED, that the Southold Town Planning Board sets **Monday, October 3, 2016 at 6:02 p.m. for a Public Hearing** regarding the Site Plan entitled Ackermann Property, prepared by Jeffrey T. Butler , P.E., dated July 12, 2016.

William Cremers: Second.

Vice-Chairman Rich: Motion made by Martin, seconded by Bill. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Determinations:

Vice-Chairman Rich: Fishers Island Club Additions - This Amended Site Plan is for the proposed addition of 10,471 sq. ft. to expand the existing use areas within the club house and increase the existing 14,270 sq. ft. Fishers Island Country Club to 24,741 sq. ft., including the addition of 28 parking stalls and a new sanitary system on 12.3 acres in the R-120 Zoning District. The property is located ±820' s/w/o East Main Road & East End Road, Fishers Island. SCTM#1000-4-6-9

William Cremers:

WHEREAS, this Amended Site Plan is for the proposed addition of 10,471 sq. ft. to expand the existing use areas within the club house and increase the existing 14,270 sq. ft. Fishers Island Country Club to 24,741 sq. ft., including the addition of 28 parking stalls and a new sanitary system on 12.3 acres in the R-120 Zoning District, Fishers Island; and

WHEREAS, the Southold Town Planning Board, pursuant to State Environmental Quality Review Act (SEQRA) 6 NYCRR, Part 617, has determined that the proposed action is an Unlisted Action as it does not meet any of the thresholds of a Type I Action, nor does it meet any of the criteria on the Type II list of actions; be it therefore

RESOLVED, that the Southold Town Planning Board, as Lead Agency pursuant to SEQRA, hereby makes a determination of non-significance for the proposed action and **grants a Negative Declaration.**

Martin Sidor: Second.

Vice-Chairman Rich: Motion made by Bill, seconded by Martin. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

Vice-Chairman Rich: Southold Gas Station & Convenience Store - This amended Site Plan is for the proposed conversion of an existing 3,476 sq. ft. building (formerly for vehicle detailing, RV sales and servicing) to a convenience store and vehicle fuel sales with: 6 fuel pumps (12 fueling stations), two canopies, one at 50' x 24' (1,200 sq. ft.) and the other at 50' x 50' (2,500 sq. ft.) and 29 parking spaces on 1.46 acres in the General Business (B) Zoning District. The property is located at 45450 CR 48, on the southwest corner of CR 48 and Youngs Avenue, Southold. SCTM#1000-55.-5-2.2

Pierce Rafferty: Mr. Vice-Chairman, I offer the following:

WHEREAS, an insufficient number of copies of the Draft Environmental Impact Statement (DEIS) for the Southold Gas Station & Convenience Store were submitted on July 11, 2016 in addition to a PDF version and disks with appendices to the Southold Planning Board; and

WHEREAS, on August 15, 2016, a sufficient number of copies of the DEIS were submitted and on August 18, 2016 additional copies of the Traffic Impact Study were submitted; and

WHEREAS, the Planning Board, pursuant to SEQRA, has 45 days to determine the adequacy of the DEIS; therefore, be it

RESOLVED, that on September 12, 2016, the Planning Board, at their Work Session, reviewed the DEIS and found it to be inadequate for public review pursuant to SEQRA.

William Cremers: Second.

Vice-Chairman Rich: Motion made by Pierce, seconded by Bill. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

PUBLIC HEARINGS

Vice-Chairman Rich: 6:01 p.m. - **Verizon Wireless at MGH Enterprises** - This Amended Wireless Communications Application is for a proposed 20 ft. pole extension to an approved 70 ft. high concealment pole for a Verizon Wireless co-location of an interior mounted antenna between 70' and 90' above ground level, a 10 kw diesel generator with sound enclosure, associated ground equipment and additional landscaping. There are ±3,924 sq. ft. of existing buildings including a restaurant, marina and associated accessory structures, all on 4.7 acres in the Marine II Zoning District. The property is located at 40200 Route 25, ±345' s/w/o Lands End Rd. & NYS Rt. 25, Orient. SCTM#1000-15-9-8.1

Vice-Chairman Rich: Please note Member Cremers is recused from this project. Anyone wishing to address the Planning Board please step forward, state and sign your name and realize that you are talking to us, the Board, not members of the audience.

Denise Vista: Denise Vista with Amato Law Group, PLLC., 666 Old Country Road, Garden City, New York 11530. I am here on behalf of the applicant, New York SMSA Limited Partnership doing business as Verizon Wireless. I have with me a few experts this evening, if you would like to have them present, or if you have any questions regarding the application. Otherwise, I can just give a brief presentation which is pretty much what you had just summarized.

Vice-Chairman Rich: I think you can just do the presentation and if we have any further discussion then we can ask your experts to come forward.

Denise Vista: Okay, so Verizon Wireless is proposing to install a 20 foot extension onto the existing monopole. Adjacent to that will be a 448 square foot equipment compound which will be located adjacent to AT&T's existing facility; it will be visually similar to it. It will be completely enclosed with a 13 foot high fence, with privacy slats and surrounded by 14 foot high trees. Verizon's antennas will be completely concealed within the RF Transparent Canister and there is an accommodation for a future co-locator, in the event that another carrier is interested in this location. So, that's pretty much the basics of it. As you had indicated, we are installing a generator - a 10kw diesel generator which will be situated upon the equipment compound, obviously used only in emergency purposes. If you have any questions, I do have my engineer here this evening.

Vice-Chairman Rich: I just have one question. How often will the generator come on for its own?

Denise Vista: It will be tested once a week for about an hour, during daytime hours.

Vice-Chairman Rich: Thank you. And that is at Orient by the Sea Restaurant, just south of there?

Denise Vista: Yes.

Vice-Chairman Rich: Anybody else wish to address the Board? Can I get a motion to close the hearing?

Martin Sidor: I make a motion to close the hearing.

Pierce Rafferty: Second.

Denise Vista: Excuse me. Before you do that, we do have to appear before the ZBA for a few variances, so I just wanted to confirm how that will play a role in whether this is approved. Do you condition the approval upon that, or will we just proceed from here to the ZBA?

Vice-Chairman Rich: I think we have to condition our approval on theirs; we can't step on their toes, so this is the first step.

Denise Vista: Okay, I just wanted to confirm.

Heather Lanza: Typically, the Planning Board would wait until you receive your variances before issuing any approval.

Denise Vista: That is what I presumed; I just wanted to confirm.

Vice-Chairman Rich: What I meant was that we have to wait for their approval and then we would go ahead with ours.

Denise Vista: And the hearing would be closed during that time?

Vice-Chairman Rich: This hearing is closed now, thank you.

Denise Vista: Thank you very much.

Pierce Rafferty: I think we have to finish the voting.

Vice-Chairman Rich: Motion made by Martin, seconded by Pierce. Any discussion? All in favor?

Ayes.

Opposed?

None.

Hearing is closed.

Vice-Chairman Rich: 6:02 p.m. - Country Car Wash Additions - This Amended Site Plan Application is for two roof additions at 24' x 32' and 24' x 28' (1,440 total sq. ft.) to an existing 960 sq. ft. car wash facility on 0.918 acres in the General Business Zoning District. The property is located at 6565 NYS Route 25, ±724' s/w/o Bray Ave. & NYS Rt. 25, Mattituck. SCTM#1000-125-1-19.5

Vice-Chairman Rich: Anyone wishing to address the Planning Board on this issue, please step forward, state your name and write your name for the record.

Mary Eisenstein: Mary Eisenstein, I am with the Mattituck Laurel Civic Association. I have a question. Is this application for roof additions, new roof additions or what was started there and is there now?

Vice-Chairman Rich: I believe it's an as-built and was built. Yes I believe it's what is there.

Mary Eisenstein: Thank you.

Vice-Chairman Rich: Be sure to sign your name, thank you. Anyone else wishing to address the Planning Board on this issue? Anyone else? Does the Planning Board have any questions?

Martin Sidor: I make a motion to close the hearing.

William Cremers: Second.

Vice-Chairman Rich: Motion made by Martin, seconded by Bill. Any discussion? All in favor?

Ayes.

Opposed?

None.

Hearing is closed.

Vice-Chairman Rich: 6:03 p.m. - Hudson City Amended - This Amended Site Plan Application is for the proposed use change of an approved two story medical office building to a first floor consisting of a 1,200 sq. ft. restaurant & 3,550 sq. ft. of retail space and the second floor containing three (3) medical offices on 1.9 acres in the B/R-40 Zoning Districts. The property is located at 11600 Route 25, s/e/o Pacific Street & NYS Rt. 25, Mattituck. SCTM#1000-122-3-17.1

Vice-Chairman Rich: State your name and sign, please.

Paul Pawlowski: Paul Pawlowski, owner of 11700 Main Road Mattituck. I am just here to answer any questions you may have.

Vice-Chairman Rich: Thank you.

Mary Eisenstein: Mary Eisenstein, Mattituck Laurel Civic Association. Some of the questions that have come in have to do with - has the Planning Department made any considerations for increased traffic or parking regarding the restaurant?

Heather Lanza: I'll answer that Mr. Vice-Chairman. We haven't. We are still early in the process. We are having the hearing now to hear the concerns of the public. They'll be addressed during the review process.

Mary Eisenstein: Okay, so is it appropriate for me, at this time, to ask the questions that some people have raised? Shall I just put the questions out there?

Vice-Chairman Rich: That's what you have to do; you have to put the questions out there. We aren't going to necessarily answer them now but we will review them and answer them in our review process.

Mary Eisenstein: Alright, so the concerns that have been sent in have to do with what is the increased traffic by having a restaurant there as opposed to having it be all medical use? And also, the increased retail? And then the traffic then entering on the Main Road, is there also then commenced or increased traffic as a result of having a restaurant? Also, the fact of the wet use application; is there increased water use and demands on sanitation going from a medical use approval to now a wet use for restaurant and increased retail space? Did I cover- those were three concerns, right? An additional concern is the overall concern for traffic going out onto the Main Road and considering how close that is then to one of the busiest intersections in Mattituck. That would be the Love Lane, Main Road, Old Sound Avenue intersection. Thank you.

Vice-Chairman Rich: Thank you.

Paul Pawlowski: I can attempt to address some of those.

Vice-Chairman Rich: Please state your name and you have to talk to us.

Paul Pawlowski: Paul Pawlowski, owner 11700 Main Road Mattituck. What we are amending is 50% of the proposed original use. The second floor would be medical offices. The first floor, the majority would be retail and the so-called restaurant would be a 16-seat restaurant. Notoriously, and I think it's known in a planning perspective, medical offices are more of an intense use than what I am trying to amend to as far as when it comes to traffic. Especially with water; we are using less water than the original proposed use. We are still within the allowed water use for the site. We are actually amending to a less taxing water use. The approved medical use was granted more flow or needed more flow than what I am asking for today. The Suffolk County Health Department already approved this proposed amendment of use, so on a water calculation, I think we are helping the situation.

On traffic flow, this would be a much more intense use if it was complete medical or office building than what we are proposing. The main reason we are proposing this is it's very hard to fill a space with all medical and offices in this Town, as you can see with the Matt-Med just to the west. No one has a crystal ball. I have no restaurant person signed up or anything like that. It just takes time to get these things approved and our goal is to have more uses offered here that are all within the Business Code. I am not asking for anything outside of Code. That's why I am asking for more of a mixed use.

The parking requirements - we feel that the bank has substantial parking spaces to account for what we are trying to do, in a reality sense. We haven't changed anything when it comes to the Site Plan that was originally approved; we stayed within that, as far as rear parking for the most part, which helps with the curb appeal things. So, the reason we are doing it is to have something that is much more sustainable for our

Town, much more rentable. We wouldn't rent this in a million years if it was just all medical and office; we'd be looking at a vacant building. That's our goal.

So, I think on a traffic level we have drastically improved that situation. We've spent a ton of money putting in the turning lane, the proper drainage. Even take what we're doing out of it, if you're headed north - I believe its Pacific - the turning lane made it a much safer place than it was a few months ago, going into our site and leaving our site. So, we not only helped our site, it helped the roads around it in the surrounding area. With the sidewalks, I do notice a lot of people that walk down the street with no sidewalks and then they cut into our sidewalk and you can instantly see their faces at ease for about 250 feet where they are on the sidewalk. I am just asking for something that is within the Code, within the proper use of that Business District.

When it comes to an Amended Site Plan, I don't really know the time process on it. I have Letters of Intent signed with a tile company and a painting company. I have absolutely no Letter of Intent or interest yet from restaurants. It's just that I am here before you looking so that I don't have to come back if one day I do get one. There were rumors out there that it would be a Dunkin Donuts. They are my tenants in Westhampton and it's not going to be a Dunkin Donuts, just to solidify that argument. That's why we are here. I hope I answered the water question. We contain all our water on site and nothing leaves the site when it comes to runoff. We have ample septic; we have 3 septic systems on the site.

So, I am happy to answer any more questions. I am in a position where I have these Letters of Intent and I look to the Board to help get this moving forward, if possible.

Vice-Chairman Rich: Thank you.

Mary Eisenstein: Mary Eisenstein. Will the public hearing be held open to be revisited on this?

Vice-Chairman Rich: That will depend on how we vote when we are done here.

Paul Pawlowski: If I can go towards that, these public hearings happen every so often; they are not that often and with the Letters of Intent for this first floor, which is Southold Tile Company, they're ready to move in and Aboff's Paint, they're ready to move in, which will consume the entire first floor, pretty much. I have Letters of Intent for the whole second floor which would be an office use. I can't move forward with any of that and these people can't start their businesses, so the longer - I don't really know how this process works but since its within Code and within the use and the Site Plan hasn't changed, I hope we could be as expeditiously as possible with this, if possible.

Vice-Chairman Rich: Thank you. Anyone else wish to address the Planning Board on this issue? Does the Planning Board have any questions?

Martin Sidor: I make a motion to close the hearing.

William Cremers: Second.

Vice-Chairman Rich: Motion made by Martin, seconded by Bill. Any discussion? All in favor?

Ayes.

Opposed?

None.

Hearing is closed.

Vice-Chairman Rich: 6:04 p.m. - **Threes Brewing East** - This Site Plan Application is for the proposed construction of a 100' x 65' (6,500 sq. ft.) steel building for production (brewery with no retail), office and storage with 21 parking stalls on 0.96 acres in the Light Industrial Zoning District, Cutchogue. The property is located at 12820 Oregon Road, on the south corner of Cox Lane & Oregon Road, Cutchogue. SCTM#1000-83-3-4.6

Martin Sidor: Under the advice from the Town Attorney, I am recusing myself from this application, as I have business with the owner.

Vice-Chairman Rich: Please note that Member Sidor is recused from this project. Anyone wishing to address the Planning Board please step forward, state your name and sign your name.

Charles Cuddy: Good evening. I am Charles Cuddy for the applicant. The applicant is here tonight and the owner, Mr. Miller and his assistants with him, the consultant, Mr. Elliot, is here and also both the architect and the operator are here. I would point out to the Board that this is in the Light Industrial District, so it's a permitted use. I believe when you look at the building that's there, it's been appropriately designed; it's going to be operated by an experienced management team. It's going to provide jobs, taxes and I think you'll find out its been approved by the ARC, where we were before them just a while ago. Also, I would point out to you that we would anticipate, at least, that this would be a Negative Declaration under SEQRA. The architect is here and I'd like him to speak very briefly. We believe that when you take a look at this, that under all the circumstances, you should be approving it. Thank you.

Vice-Chairman Rich: Thank you.

Eric Nicosia: Good evening, I'm Eric Nicosia, the architect for the applicant. I will sign the sheet. The proposed building is a 6,500 square foot building with an 800 square foot mezzanine. It's a metal building that will meet our needs for clear span and interior ceiling height, which is necessary for the tanks, etc. for the production facility. It's built into the existing hill, potato barn style, sort of, and the south side of the building is existing grade which is where the major part of the parking will be as well as on the west side. We have a flat area that will be for deliveries and additional parking. As you could see, the building has a 5 on 12 roof pitch in keeping with the Architectural Committee guidelines for this type of building. We have some clear story windows that are up high that will let some light in. Again, on the Oregon Road side, it is built into the hill. There's a substantial Conservation Easement that is on that side of the road. Also, a large

double road and existing evergreens. If there are any additional questions that I can address, I'd be happy to.

Vice-Chairman Rich: Your name again?

Eric Nicosia: Eric Nicosia.

Vice-Chairman Rich: Thank you. We have podiums on both sides if anyone else wishes to speak.

Jennifer Bank: Hi there, how are you?

Vice-Chairman Rich: State your name, please, ma'am.

Jennifer Bank: Jennifer Bank. I live on Dignans Road, which is directly ten paces opposite the new road that they just put in, if you're familiar with it. Have any of you been there? The issue for us, we've been living there for quite a long time, 20 years, the issue is, what are the plans for access in and out of that facility? It's a wholesale brewery which means you're not having daily people; you're having trucks moving product. Going from Cox to the west, if you come out of the driveway that they've just put in on Dignans Road, which is, they put it literally right on top of it, it's a blind curve as you're coming around. If I am pulling out and going to the left, trucks or people coming, there are 21 parking spaces for employees, obviously businesses coming this way don't see us; we don't see them. If you have - going to the west, there's a slight hill, that's a blind hill. I'm sure you're familiar with that as well. There have been issues there because you have a lot of bicycle traffic coming from Shinn and other places and when the cars are coming up that hill, they're not seeing the people that are on - right at Zuhoski, right at that area where they have the tent sheds. There is no visual there as well.

So, my question is, you're having a lot of trucks and a huge amount of increased traffic for this wholesale operation. Have you done any type of impact or study of how traffic is going to come in and out without coming into the oncoming lane - visuals, safety, things of that nature? Because it's quiet there obviously. Oregon Road is not super busy and this is going to impact that particular section of Oregon Road. It happens to be a very narrow section. That's why we were kind of - all of a sudden one day they just opened up and boom there was this - it's obviously for two-way traffic, the road that they've put in. So, what is the plan as far as trucks going in and out moving the beer? And what is the plan as far as, even just the whole access for building materials with semis coming in for the building of this structure?

Vice-Chairman Rich: Those are the types of questions that you present and then we don't answer them here; we answer them in our research as we move forward.

Jennifer Bank: Okay, so you're in the research phase?

Vice-Chairman Rich: We have to record all your comments.

Jennifer Bank: Correct. It's important that someone does that study as to pulling out, trucks making that turn, how much space they have and what the visuals are for the safety of all the people that are living there and the people who are coming to work which is a great thing. Jobs are a great thing. They just have to be careful as far as that's concerned because it is something new, very new to that spot, that there would be trucks continuously coming in and out of there. So, they put an access in the back, where the chips come in and out. They did, I saw, put an access in the back. Will the trucks be going in and out there, as opposed to coming to the blind curve on Oregon Road? Those are all the questions that need to be answered.

Vice-Chairman Rich: Those are questions that we will address as this progresses. There is also - I'm looking at the map now - there is also access out to Cox Lane.

Jennifer Bank: Out to Cox Lane, yes, that was the original that was already there. That's a single lane; the one that they put on Oregon Road is very wide. So, I am assuming that is for large vehicles, for two-way traffic.

Vice-Chairman Rich: I believe that's for the entire subdivision. Thank you.

Jennifer Bank: Thank you. Any comments?

Vice-Chairman Rich: No.

Jennifer Bank: How will it move forward that we can find out this information?

Heather Lanza: You can follow the Planning Boards progress by following its agendas. You can sign up on the website to get notified by text that there is an agenda coming. You will get a link; you can click on the agenda and see if this is on it. So, that would probably be the best way.

Jennifer Bank: Right.

Heather Lanza: You wouldn't really have ability to give input, but you could follow the process.

Charles Cuddy: Mr. Doroski is here. He can answer those questions.

Greg Doroski: I am Greg Doroski. I am the head brewer and managing partner at Three's Brewing, located at 333 Douglas Street in Brooklyn, New York. I think the road in question is actually the road for the whole subdivision; there are other sites in there that the road was put in to access. We're definitely willing to work with the community in figuring out the best way to access the site for our trucks. As we've stated, this is a production facility for us, so it will entail trucks coming in to pick up beer and also drop off materials. As it stands right now, that's scheduled during normal business hours that we'd be operating, between 8 and 6 p.m. Off the top of my head, I would say we're going to be accessing from Cox Lane directly because its closer to our building and kind of closer to the Main Road that people need to access it on. I don't foresee us exiting up onto Oregon Road. It really doesn't make sense, both from our standpoint and also our neighbor's standpoint. We have the private right-of-way to go out directly onto Cox Lane

that would be the way that people exit. As you can see, the truck in the loading area right there has more than enough space to turn there and it shouldn't pose an issue. I know other commercial establishments are operating in the same facility.

Jennifer Bank: Yes, they use Cox Lane.

Heather Lanza: Excuse me but, you need to address the Board, one person at a time and you need to state your name each time.

Jennifer Bank: Sorry.

Greg Doroski: People have been able to operate production based businesses in the existing structure. We see this really just as an addition to what people are doing there, well within the Zone.

Vice-Chairman Rich: We have to respond to all comments. I have a question: how many deliveries in your production that you produce? Do you ship daily? Do you ship several times a day? Do you ship weekly?

Greg Doroski: No, it would be weekly. It's both in our interest and in the interest of the distributor to have them come and pick up once a week all the beer we've packaged and produced and then they truck it back. It's hugely disruptive for our business of producing things to have to load trucks and it's disruptive for the distributor too because they have to send the truck out here. So, it's definitely not something we'd do on a daily basis. Even at full scale, it's something that's only going to happen weekly.

Vice-Chairman Rich: And absolutely no retail, right?

Greg Doroski: Yes, if you look at our layout outside, this is manufacturing. We have an 8,000 square foot retail establishment in Brooklyn. We just don't have the ability to produce enough beer right now, both for that site itself in Brooklyn and also our retail partners' bars around the city and also on Long Island. There is a big demand right now for our beer and we feel a sense of urgency to get this production facility up and running so we can meet that demand before someone else kind of jumps in and meets it for us, at our expense.

Vice-Chairman Rich: Thank you.

Jennifer Bank: No further questions at all. Thank you.

Vice-Chairman Rich: Thank you.

Greg Doroski: And just to be clear, if community members would like to talk about this plan, we are more than willing to sit down and work through what works best for everyone.

Vice-Chairman Rich: Thank you. You can have a seat.

Lora Schiavetta: Hi. My name is Lora Schiavetta and I live a little bit west on Oregon Road and I have several concerns about this. The first one is there had been no sign of a public hearing until yesterday. The weather has been calm. I don't believe the wind has knocked the sign off for the last two weeks. Yesterday was a windy day and the sign stayed. I don't think that's an accident. That's my first concern. My second concern is all the production facilities that use that space have not needed such a huge driveway onto Oregon Road until this came about. Why? The third concern is, there was an application for a retail business by Three's Brewing and it had been withdrawn and I am concerned that it will be, at one point in the future, addressed again. We are a very rural road. We don't want another Vineyard 48 and then spend many years trying to fight it.

Vice-Chairman Rich: We have specifically asked repeatedly if this is going to be a retail and the answer has been no.

Lora Schiavetta: So, how come they originally applied for that?

Vice-Chairman Rich: What they originally applied for and what they are asking for now might be two different things. I have asked now. I can only take them at their word and that's what their permit will be for.

Lora Schiavetta: Will there be any language about any future revision towards the retail?

Vice-Chairman Rich: Probably. That is very likely, yes.

Lora Schiavetta: So -

Vice-Chairman Rich: The application in front of us is for a commercial, non-retail business. If they go into retail they will have violated their application and their permitting.

Lora Schiavetta: I see, so there is a possibility that they will go with retail?

Vice-Chairman Rich: Not without breaking their contract, their approval. If they do that, they are in violation of their Site Plan and they would be subject to whatever powers the Town of Southold has to enforce the Site Plan.

Lora Schiavetta: Right, but we're still working on Vineyard 48. How many years down the road?

Vice-Chairman Rich: This is not about Vineyard 48.

Lora Schiavetta: Yes, I understand, but that's an example.

Vice-Chairman Rich: This is about the application in front of us.

Lora Schiavetta: That's an example of what can happen and why can't we nip it in the bud preemptively? That's my question.

Vice-Chairman Rich: Anyone else wish to address the Planning Board?

Lora Schiavetta: Okay.

Greg Doroski: Greg Doroski with Three's Brewing again. Our layout is located right outside. There is no room for a retail space in there right now. With this application it is production, it is manufacturing. There is no reason to talk about what-ifs when we have a very clear plan of what we want to do now. I grew up in this Town. I don't want to see it turn into a bunch of Vineyard 48s. I share the communities concern with that. We want to raise our kids out here and it doesn't help us to have that going on and have that for what this is known for. This is not what we want to do there; this is not what we intend to do there. I don't know how much more clear we can be. Thank you.

Charles Cuddy: Charles Cuddy for the applicant. I just want to address two matters. One the road - I believe that the concern that has been mentioned is about the road that was on the subdivision plan. This is not a road that we just invented for this Site Plan. It was part of the application to start with. Secondly, 12 days ago I personally put the signs at the site. There was one on Oregon Road and there was one on Cox Lane. I went there last week and both signs were up, I went there today and the sign on Cox Lane was laying down for some reason and I put it up again. The signs have been up for more than 12 days. Thank you.

Vice-Chairman Rich: Thank you, Charles. Anyone else wish to address the Planning Board?

Joanne Maguire: My name is Joanne Maguire and I live on Oregon Road also. Just recently - and I am selfish because I don't want to see Oregon Road turn into 48 or the Main Road - the local paper just listed Oregon Road as one of the last roads that you can ride up and down and see working farms and just like it was with tractors and things. The last thing I want to do is see big gigantic beer trucks going down. Is there any law that says they can't have trucks going up and down Oregon Road that are over a certain weight?

Vice-Chairman Rich: No, any vehicle has a right to use a public road.

Joanne Maguire: Is there any way that you could make them -

Vice-Chairman Rich: Years ago it was seed potatoes coming down Oregon Road on tractor trailer trucks.

Joanne Maguire: Right. Looking at potatoes on a truck is different than looking at a steel beer truck. I just would hate to see Oregon Road go the way of everything else.

Vice-Chairman Rich: This building is located in an approved industrial subdivision. I would certainly hate to be the bearer of bad news to you ma'am, but there's probably going to be 5 or 6 similar types of businesses at some point located at this location.

Joanne Maguire: Well, that's a shame. Thank you.

Vice-Chairman Rich: Anyone else? Anyone else wish to address the Planning Board on this issue?

William Cremers: I make a motion to close the hearing.

Pierce Rafferty: Second.

Vice-Chairman Rich: Motion made by Bill, seconded by Pierce. Any discussion? All in favor?

Ayes.

Opposed?

None.

Hearing is closed.

APPROVAL OF PLANNING BOARD MINUTES

Vice-Chairman Rich: The last order of business is for the Board to approve the minutes of **August 8, 2016**.

William Cremers: So moved.

Martin Sidor: Second.

Vice-Chairman Rich: Motion made by Bill, seconded by Martin. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed.

Vice-Chairman Rich: I need a motion for adjournment.

William Cremers: So moved.

Martin Sidor: Second.

Vice-Chairman Rich: Motion made by Bill, seconded by Martin. Any discussion? All in favor?

Ayes.

Opposed?

None.

Motion is passed. Good evening.

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,



James H. Rich III, Vice-Chairman



Jessica Michaelis
Transcribing Secretary